

140.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

976,100 / 976,100

USE VALUE:

976,100 / 976,100

ASSESSED:

976,100 / 976,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		MT. VERNON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WHITNEY DAVID & SHARON	
Owner 2:	
Owner 3:	

Street 1: 49 LINDEN ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

PREVIOUS OWNER
Owner 1: VASCONCELLOS SARA -
Owner 2: -

Street 1: 48 MT VERNON ST
Twn/City: ARLINGTON
St/Prov: MA

Postal: 02476
Type:

NARRATIVE DESCRIPTION
This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Vinyl Exterior and 3019 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family	5555	Sq. Ft.	Site	0	80.	1.06	9															

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5555.000	506,800		469,300	976,100		89736
							GIS Ref
							GIS Ref
							Insp Date
							05/11/18

1 of 1 CARD ARLINGTON

APPRAISED:

976,100 / 976,100

USE VALUE:

976,100 / 976,100

ASSESSED:

976,100 / 976,100

Entered Lot Size
Total Land:
Land Unit Type:

!10796!

PRINT

Date	Time
12/30/21	11:22:47

LAST REV

Date	Time
05/30/18	08:02:25

ekelly

10796

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

</

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 13 - Multi-Garden	2	Rating: Average																				
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																	
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 4 - Vinyl				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1 - Gable																						
Roof Cover: 1 - Asphalt Shgl																						
Color: BEIGE																						
View / Desir:																						
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH										
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2												
Year Blt: 1916	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:		Alt %:		Fpl: 2	Rating: Average			Other														
Jurisdct: G4		Fact: .		WSFlue:	Rating:			Upper														
Const Mod:								Lvl 2														
Lump Sum Adj:								Lvl 1														
								Lower														
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal 2 - Plaster				Total Units:				Interior:		2	5	2	1									
Sec Int Wall:		%		Floor:				Additions:														
Partition: T - Typical				% Own:				Kitchen: 2002														
Prim Floors: 3 - Hardwood				Name:				Baths:														
Sec Floors:		%						Plumbing:														
Bsmnt Flr: 12 - Concrete								Electric:														
Subfloor:								Heating:														
Bsmnt Gar:								General:														
Electric: 3 - Typical																						
Insulation: 2 - Typical																						
Int vs Ext: S																						
Heat Fuel: 1 - Oil																						
Heat Type: 3 - Forced H/W																						
# Heat Sys: 2																						
% Heated: 100		% AC:																				
Solar HW: NO	Central Vac: NO																					
% Com Wal	% Sprinkled																					
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 140.0-0001-0018.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc				
2	Frame Shed	D	Y	1	8X8	A	AV	2003	0.00	T	12.8	104										
More: N				Total Yard Items:				Total Special Features:				Total:										